

394 Alpine Avenue SW
Calgary, Alberta

MLS # A2175872



\$599,000

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 Storey, Side by Side		
Size:	1,734 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Rear Drive		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

Discover the perfect home in Calgary's newest SW community, Alpine Park—complete with NO CONDO FEES! This gorgeous, new townhome by award-winning Genesis Homes is an ideal choice for first-time homebuyers or young families. With Stoney Trail now completed, enjoy quick access to the mountains and nearby amenities. Minutes away, you'll find a new Costco along with a variety of shopping and restaurant options. This Avery style townhome is built on a corner lot, enhanced by the larger lot size and additional side windows that let in plenty of natural light unlike any middle unit. Right off the main entrance is a bedroom or office; you decide. Perfect solution for guests or use it as the professional office space you always wanted. The second level showcases 9' ceilings, a modern/functional kitchen featuring stainless steel appliances, large undermount sink, quartz countertops, upgraded cabinets and walk in pantry. There is a connected living room AND a separate flex room with half bathroom and balcony. The third level completes the home with a primary bedroom, walk in closet and 4pc ensuite, offering the perfect space to unwind. On the same level, you'll find two additional generously sized bedrooms, providing ample space for family and friends. PLUS, the convenience of upper floor laundry makes daily tasks a breeze. This thoughtfully designed layout of this home ensures practicality and comfort - luxury vinyl plank flooring, attached garage for convenience, upscale finishes and perfectly paired lighting. This is truly a must-see! Experience the stunning downtown views from Calgary's newest community. Book your showing today!